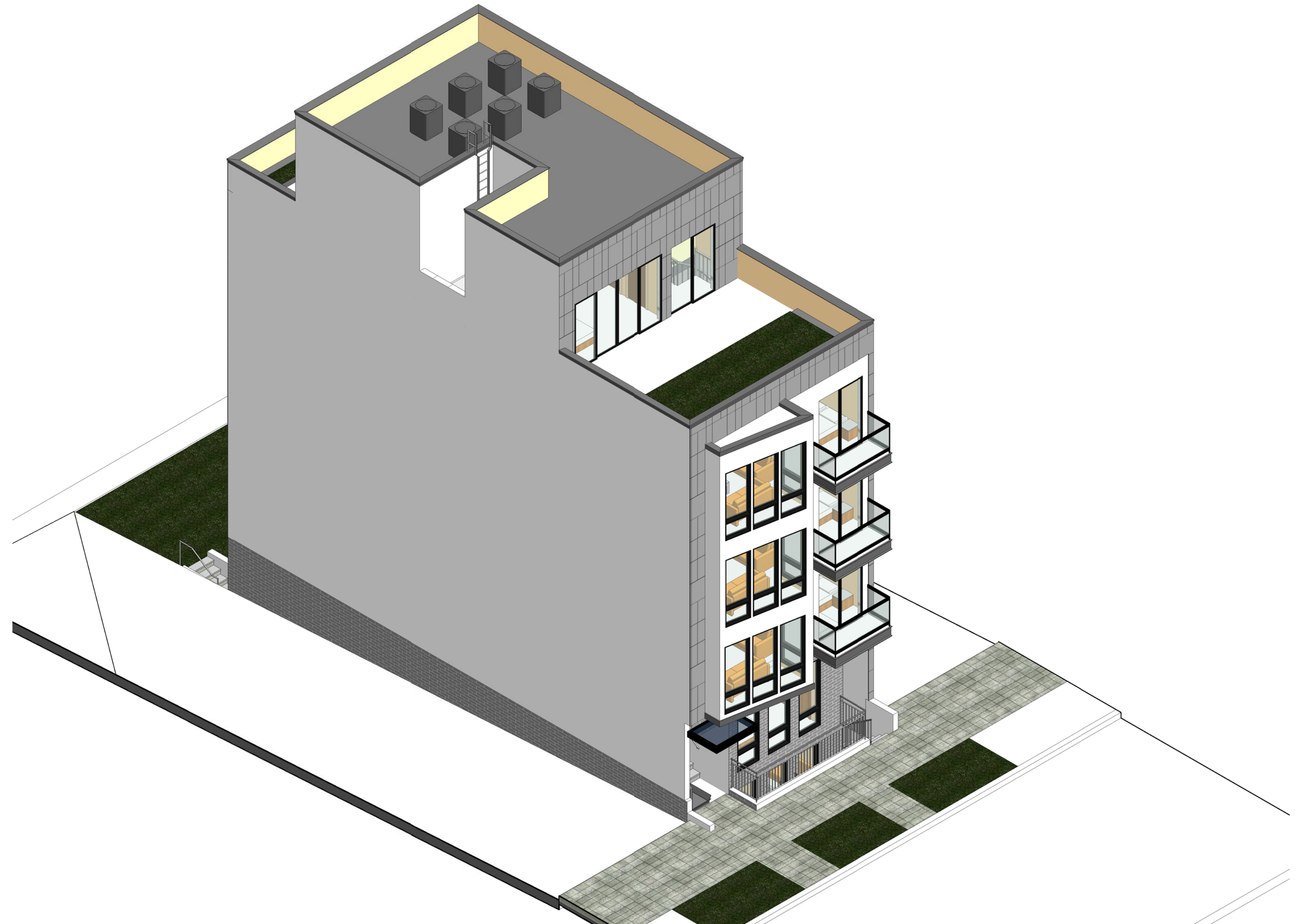
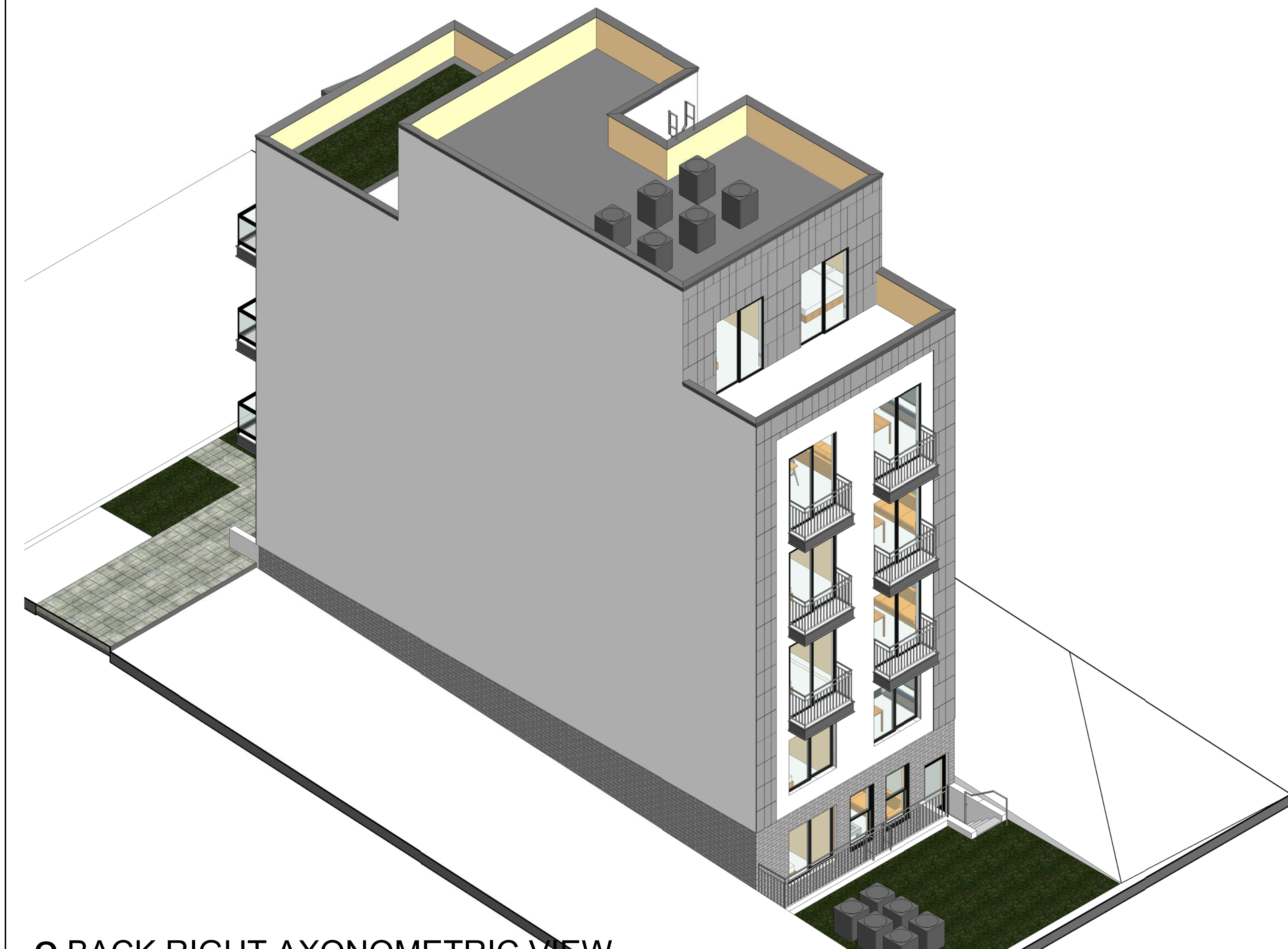


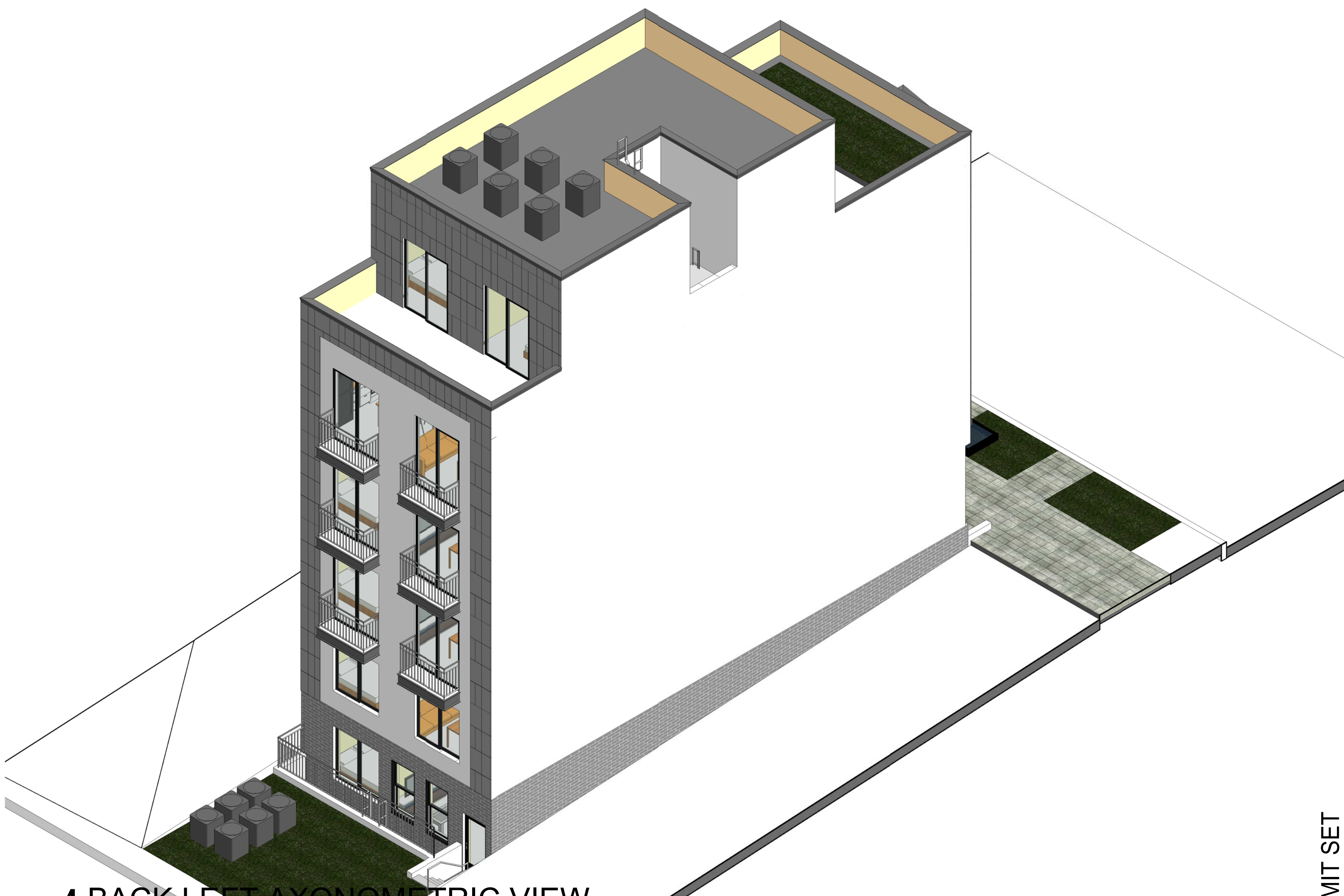
1 FRONT RIGHT AXONOMETRIC VIEW



2 FRONT LEFT AXONOMETRIC VIEW



3 BACK RIGHT AXONOMETRIC VIEW



4 BACK LEFT AXONOMETRIC VIEW



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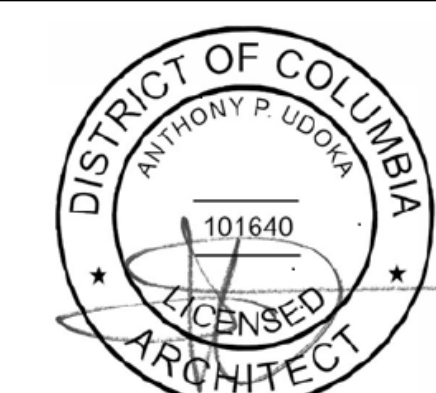
STRUCTURAL ENGINEER
DASOL

MEP
DASOL

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



AXONOMETRIC
VIEWS

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT

DRAWN

DATE Issue Date	APPROVED -
SCALE:	JOB NO. Project Number

DRAWING NO. of Zoning Adjustment
A002 District of Columbia
CASE NO. 200803
EXHIBIT NEGUSSA

PERMIT SET

PROJECT ADDRESS

PROJECT: 4402 GEORGIA AVE NW
LOCATION: 4402 GEORGIA AVE NW
WASHINGTON DC 20011

SCOPE OF WORK

RAZE OF AN EXISTING 2 STORY BUILDING AND CONSTRUCTION OF A NEW 4 STORY + CELLAR AND BASEMENT APARTMENT BUILDING. THERE WILL BE A TOTAL OF (12) CONDOMINIUM UNITS.

APPLICABLE CODES

THIS PROJECT CONFORMS TO ALL APPLICABLE BUILDING CODES AND ZONING REGULATIONS FOR THE DISTRICT OF COLUMBIA. ALL CODES SUBJECT TO THE DISTRICT OF COLUMBIA CONSTRUCTION CODES 2017 SUPPLEMENT AMMENDMENTS AND ALL REVISIONS.

2015 INTERNATIONAL BUILDING CODE
2015 ENERGY CONSERVATION CODE
2015 FIRE CODE
2015 MECHANICAL CODE
2015 PLUMBING CODE
2015 PROPERTY MAINTENANCE CODE
2015 FUEL GAS CODE
2015 EXISTING BUILDING CODE
2015 ELECTRICAL CODE
DCMR TITLE 11 - ZONING REGULATIONS
ICC/ANSI A117.1 2009
2012 INTERNATIONAL GREEN CONSTRUCTION CODE

ZONING ANALYSIS

BASED ON DCMR TITLE 11 DC ZONING REGULATION
PROPOSED 12 DWELLING UNITS

SQUARE	LOT	ZONE	LOT SIZE
2917	0089	MU-4	2100 SQ. FT.

	ALLOWABLE	PROPOSED
LOT OCCUPANCY	75% (1,575)	75% (1,575)
F.A.R	3 (6,300 SF)	2.96 (6,285 SF)
REAR YARD SETBACK	15 FT	21 FT
BUILDING HEIGHT	50 FT	46 FT
LONG TERM BIKE PARKING	1 SPACE / 3 DWELLING UNITS	4
SHORT TERM BIKE PARKING	1 SPACE / 20 DWELLING UNITS	1

CLASSIFICATION	
USE GROUP	R-2
CONSTRUCTION TYPE	3 - A
SPRINKLER SYSTEM	NFPA 13
FIRE ALARM SYSTEM	YES, Automatic with the Sprinkler System
AUTOMATIC SMOKE DETECTION SYSTEM	YES
STAND PIPE	Y, CLASS I
AREA LIMITATON	
ALLOWABLE AREA (IBC TABLE 503)	24,000
FRONTAGE INCREASE (IBC 506.2)	N/A
AUTOMATIC SPRINKLER INCREASE (IBC 506.3)	0
TOTAL ALLOWABLE AREA	24,000
HEIGHT LIMITATION	
ALLOWABLE HEIGHT (IBC TABLE 503)	60, 4 STORIES
AUTOMATIC SPRINKLER INCREASE (IBC 504.2)	0
TOTAL ALLOWABLE HEIGHT	60
TOTAL PROPOSED HEIGHT	46 , 4 STORIES

COMPLIANCE WITH 2017 DC ENERGY CONSERVATION CODE		
ROOFS	0.0189 U-Factor	R-54
WALLS ABOVE GRADE	0.058 U-Factor	R-15 + R-4.1
WALLS BELOW GRADE	0.092 U-Factor	R-11
FLOORS	0.03 U-Factor	R-33
SLAB ON GRADE FLOORS	0.052 U-Factor	R-20
OPAQUE DOORS	0.45 U-Factor	
VERTICAL FENESTRATION	0.33 U-Factor	SHGC - 0.36
SKYLIGHT	0.45 U-Factor	SHGC - 0.36

FIRE PROTECTION

IBC TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENTS		
FIRE RESISTANCE RATING - CONSTRUCTION TYPE IIIA (3 - A)		
BUILDING ELEMENT	LOCATION	RATING
PRIMARY STRUCTURAL FRAME		1 HR
BEARING WALLS	EXTERIOR	2 HR
	INTERIOR	1 HR
NON - BEARING WALLS & PARTITIONS	EXTERIOR	SEE IBC TABLE 602
	INTERIOR	0 HR
FLOOR CONSTRUCTION & ASSOC.SECONDARY MEMBERS		1 HR
ROOF CONSTRUCTION & ASSOC.SECONDARY MEMBERS		1 HR

IBC TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	RATING
X < 5'-0"	1
5'-0"<X<10'-0"	1
10'-0" < X < 30'-0"	1
X > _ 30'-0"	0

IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 TO LESS THAN 3	UP,NS	NOT PERMITTED
	UP,S	NOT PERMITTED
	P	NOT PERMITTED
3 TO LESS THAN 5	UP,NS	NOT PERMITTED
	UP,S	15%
	P	15%
5 TO LESS THAN 10	UP,NS	10%
	UP,S	25%
	P	25%
10 TO LESS THAN 15	UP,NS	15%
	UP,S	45%
	P	45%
15 TO LESS THAN 20	UP,NS	25%
	UP,S	75%
	P	75%
20 TO LESS THAN 25	UP,NS	45%
	UP,S	NO LIMIT
	P	NO LIMIT
25 TO LESS THAN 30	UP,NS	70%
	UP,S	NO LIMIT
	P	NO LIMIT
30 OR GREATER	UP,NS	NO LIMIT
	UP,S	NOT REQUIRED
	P	NOT REQUIRED

*UP = UNPROTECTED, P = PROTECTED, NS = NONSPRINKLERED, S = SPRINKLERED

GREEN BUILDING

GREEN BUILDING PROGRAM MANUAL:

GREEN BUILDING ACT SELF SELECTION GUIDE

The project is new construction > that is not publicly owned or financed > and is less than 50,000 SF --- Green Building Act does not apply

GREEN CONSTRUCTION CODE SELF SELECTION GUIDE

The project is new construction > that is not required to comply with Green Building Act> and is more than 1 0,000 SF > the project is residential > the project is not single family and is not less than 3 stories ---- **Green Construction Code does apply and 15 electives will be selected from Appendix A**

MEANS OF EGRESS

OCCUPANCY LOAD (IBC TABLE 1004.1.2)	RESIDENTIAL (OCCUPANT LOAD FACTOR 200 GROSS)	7 OCCUPANTS PER FLR.
EGRESS WIDTH PER OCCUPANT (IBC SECTION 1005	STAIRWAYS	.2" (WITH AUTOMATIC SPRINKLER)
	OTHER	.1 5" (WITH AUTOMATIC SPRINKLER)
EXIT ACCESS	EXIT SEPARATION (IBC SECTION 1 015.2.1)	1/4 OF LENGTH OF DIAGONAL DIMENSION OF AREA SERVED, MIN.
	TRAVEL DISTANCE (IBC TABLE 101 6.2)	250' (WITH AUTOMATIC SPRINKLER)
	COMMON PATH OF TRAVEL (IBC TABLE 1014.3)	125' (WITH AUTOMATIC SPRINKLER)
CORRIDORS	WIDTH (IBC TABLE 1 018.2)	44" MINIMUM 24" FOR MECHANICAL ACCESS 36" FOR < 50 OCCUPANTS 36" WITHIN DWELLING UNIT
	DEAD END CORRIDOR (SECTION 1018.4)	50' MAXIMUM
EXITS	NUMBER OF EXITS	2 EXITS
30 OR GREATER	WIDTH (IBC 1009.4)	44" MINIMUM 36" FOR < 50 OCCUPANTS

ACCESSIBILITY	
DWELLING/ SLEEPING UNIT (IBC 1107)	REQUIRED # OF UNITS
TYPE A	2

Unit Schedule				
Name	# of Bedrooms	Area	Level	Comments
UNIT-1	1 BED RM. + DEN	725 SF	BASEMENT LEVEL	
UNIT-2	1 BED RM. + DEN	472 SF	BASEMENT LEVEL	
UNIT-3	1 BED RM. + DEN	572 SF	CELLAR LEVEL	
UNIT-4	1 BED RM. + DEN	385 SF	CELLAR LEVEL	
UNIT-5	1 BED RM.	593 SF	FIRST FLOOR	ACCESSIBLE UNIT
UNIT-6	1 BED RM. + DEN	451 SF	FIRST FLOOR	ACCESSIBLE UNIT
UNIT-7	1 BED RM. + DEN	791 SF	SECOND FLOOR	
UNIT-8	1 BED RM. + DEN	494 SF	SECOND FLOOR	
UNIT-9	1 BED RM. + DEN	791 SF	THIRD FLOOR	
UNIT-10	1 BED RM. + DEN	494 SF	THIRD FLOOR	
UNIT-11 (LOWER LEVEL)	2 BED RM. TOTAL	791 SF	FOURTH FLOOR	
UNIT-12 (LOWER LEVEL)	2 BED RM. TOTAL	494 SF	FOURTH FLOOR	
UNIT-12 (UPPER LEVEL)	-	463 SF	PENTHOUSE FLOOR	
UNIT-11 (UPPER LEVEL)	-	272 SF	PENTHOUSE FLOOR	
TOTAL		7,869 SF		

Area Schedule (Gross Building)			
Name	Level	Area	F.A.R
BASEMENT LEVEL			
BASEMENT LEVEL	BASEMENT LEVEL	1567 SF	0 SF
CELLAR LEVEL			
CELLAR LEVEL	CELLAR LEVEL	1567 SF	0 SF
FIRST FLOOR			
FIRST FLOOR	FIRST FLOOR	1556 SF	1556 SF
SECOND FLOOR			
SECOND FLOOR	SECOND FLOOR	1575 SF	1575 SF
BAY PROJECTION	SECOND FLOOR	33 SF	0 SF
THIRD FLOOR			
THIRD FLOOR	THIRD FLOOR	1575 SF	1575 SF
BAY PROJECTION	THIRD FLOOR	33 SF	0 SF
FOURTH FLOOR			
THIRD FLOOR	FOURTH FLOOR	1575 SF	1575 SF
BAY PROJECTION	FOURTH FLOOR	33 SF	0 SF
PENTHOUSE FLOOR			
PENTHOUSE LEVEL	PENTHOUSE FLOOR	838 SF	0 SF
TOTAL		10,347 SF	6,281 SF



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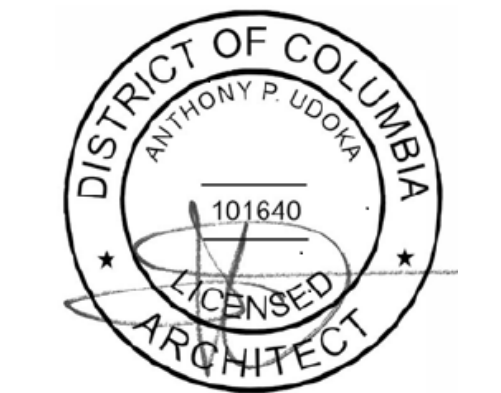
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Key Plan

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Revisions
NO. DATE
1 Revision 1 Date 1



CODE ANALYSIS

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT

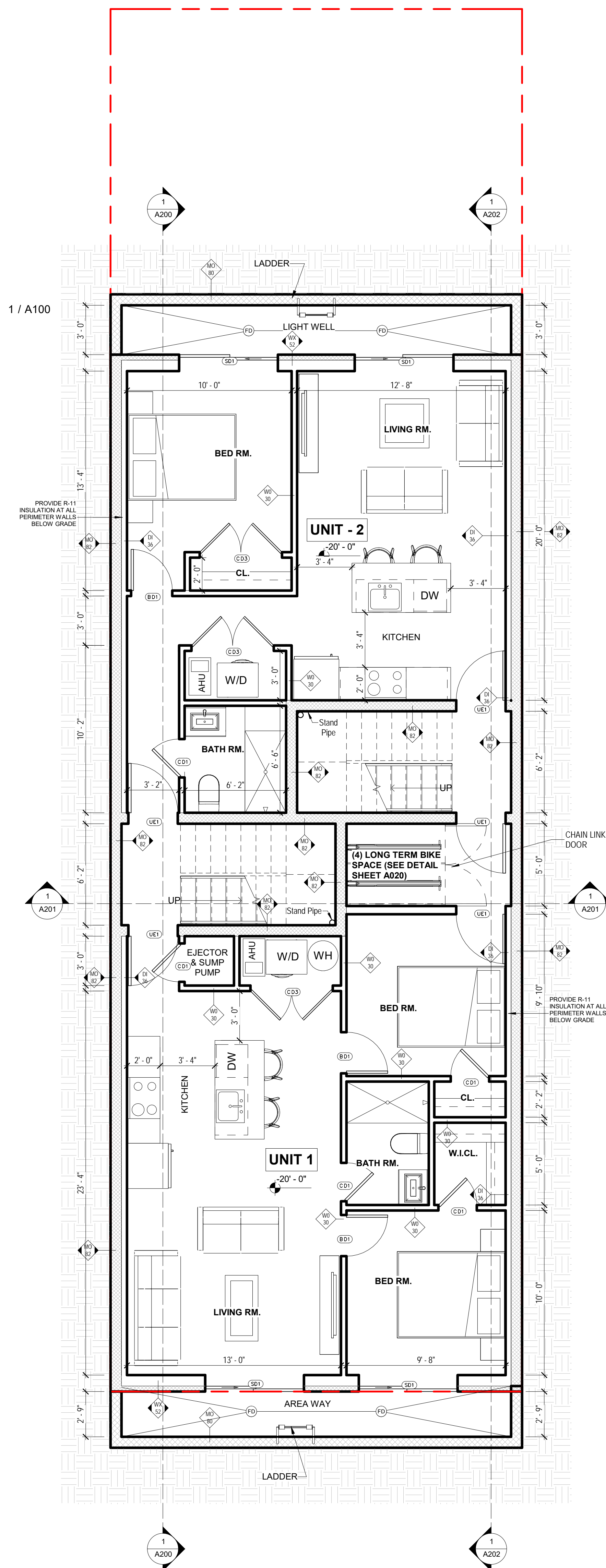
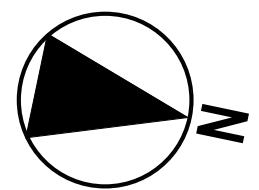
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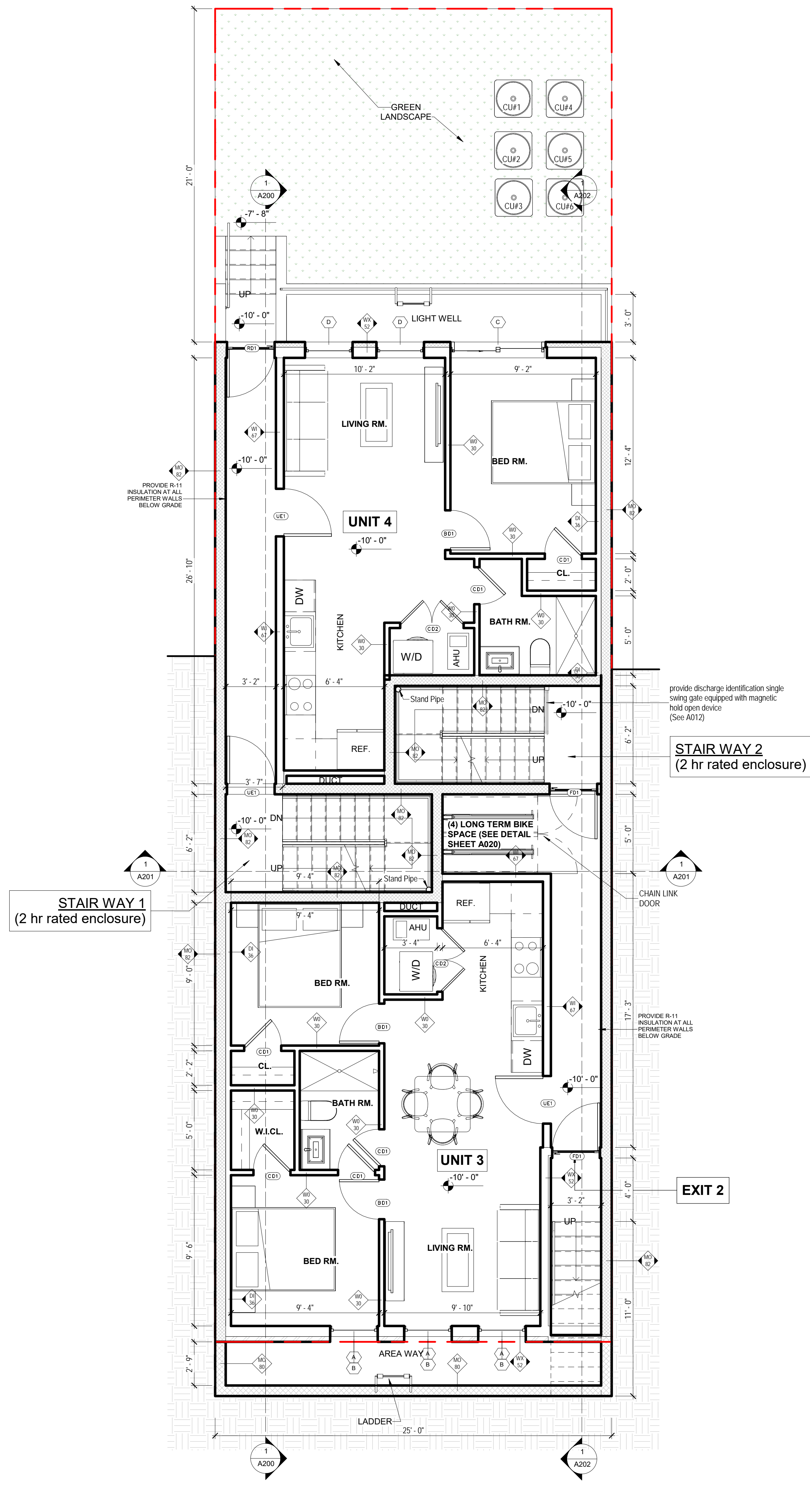
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A003

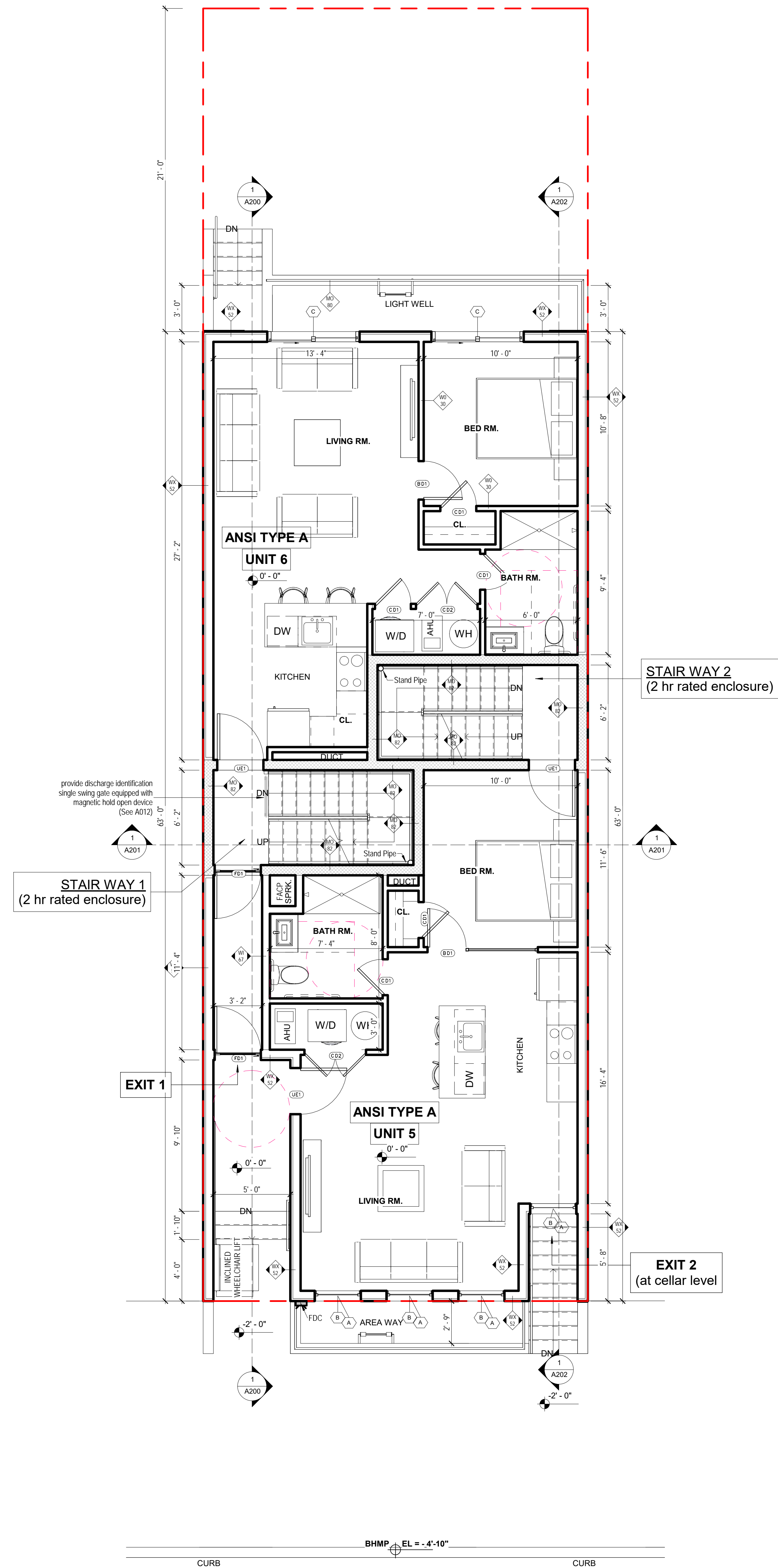
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1 BASEMENT LEVEL
1/4" = 1'-0"



2 CELLAR LEVEL
1/4" = 1'-0"



3 FIRST FLOOR
1/4" = 1'-0"



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ARCHITECTURAL
PLAN

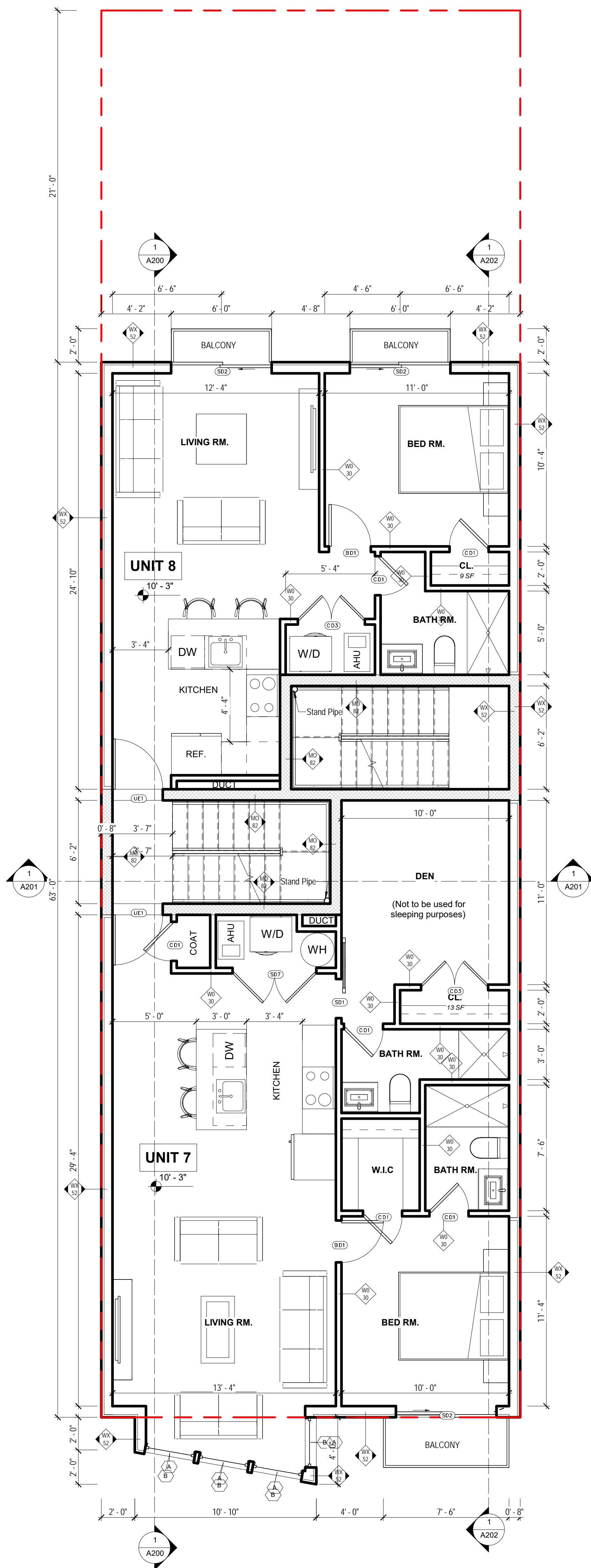
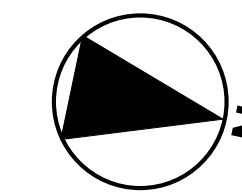
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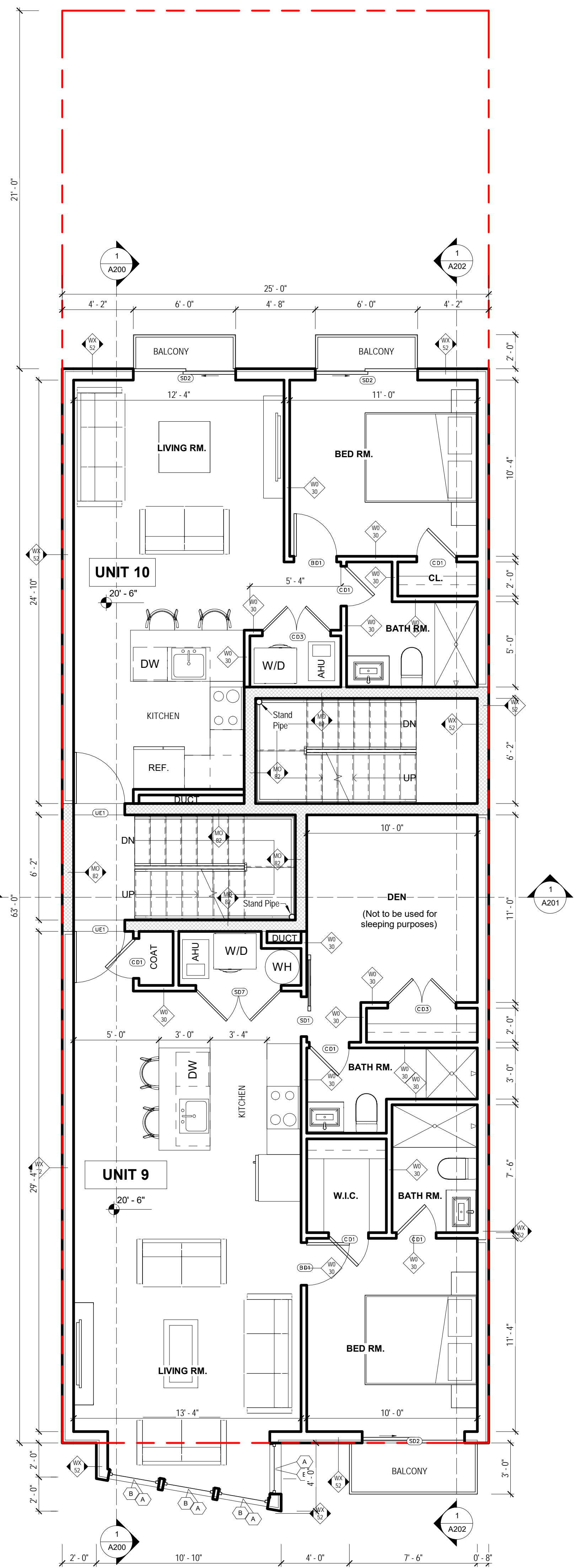
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DRAWING NO.
A100

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JOB NO.
Project Number

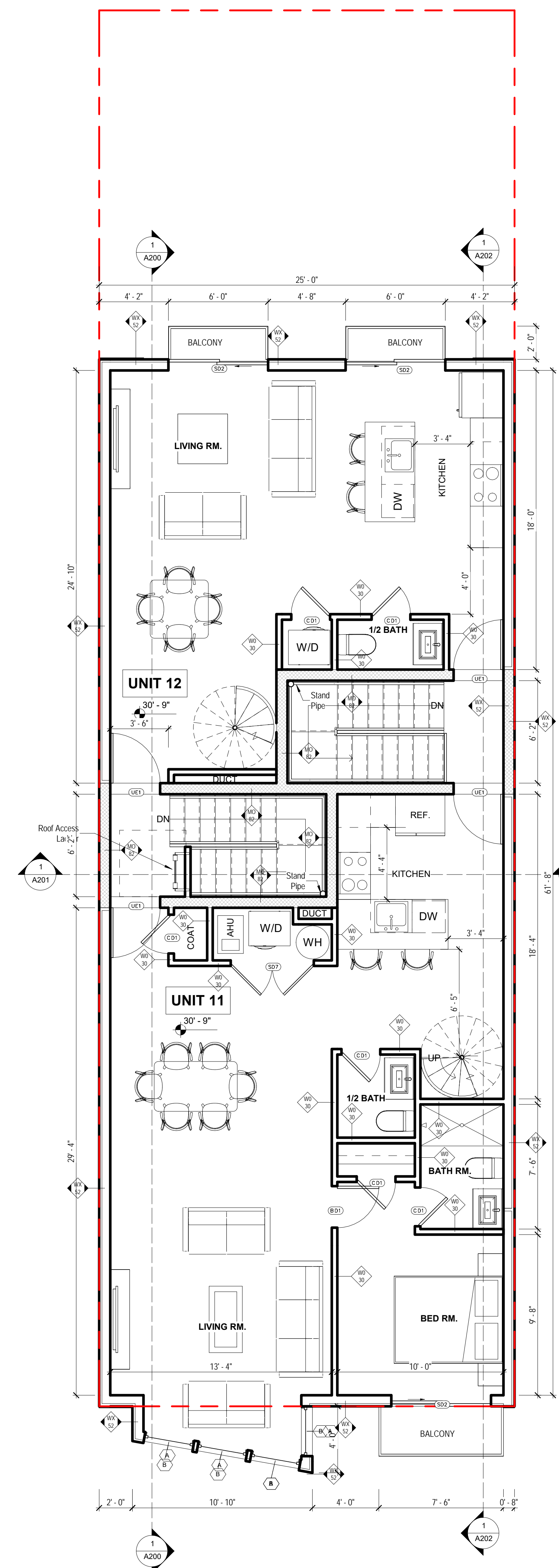
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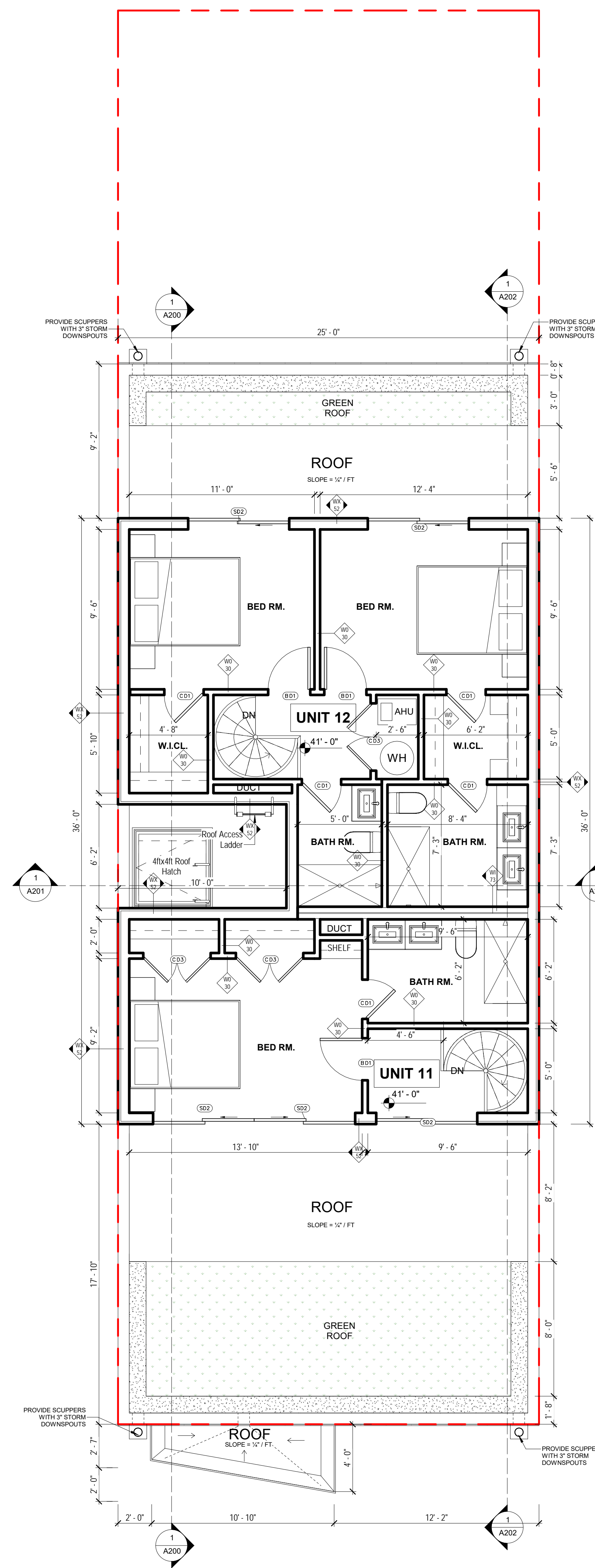
1 SECOND FLOOR
1/4" = 1'-0"



2 THIRD FLOOR
1/4" = 1'-0"



3 FOURTH FLOOR
1/4" = 1'-0"



4 PENTHOUSE FLOOR
1/4" = 1'-0"



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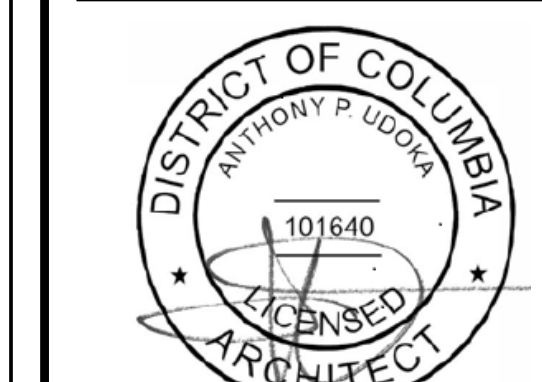
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PERMIT SET



2 SITE PLAN



PERMIT SET